



Woodstock, Vermont *The Shire Town of Windsor County*

TOWN - VILLAGE MANAGER GOVERNMENT

Town Hall • P.O. Box 488 • Woodstock, Vermont 05091 • 802/457-3456

**DESIGN REVIEW BOARD
DRAFT MINUTES
October 17, 2018**

Members Present: Jeff Bendis, Nancy Sevckenko, Beverly Humpstone, Jack Rossi, Don Olson
Members Absent: None
Others Present: Michael Brands

I. CALL TO ORDER

Chair Bendis called the meeting to order at 4:00 p.m.

II. PUBLIC HEARING

A. V-3412-18 Doug Laufer

The application is for Design Review approval to construct a dry laid stone retaining wall in the Flood Hazard Zone. The property is located at 6 River Street and zoned Residential Low Density / Design Review.

The applicant was not present, the Town Planner made the presentation.

The request to place a dry laid stone retaining wall on the rear of the house had been withdrawn at the September 19th meeting as it is located in the 100 year flood plain and therefore required a Flood Hazard review.

The State Flood Official John Broker-Campbell reviewed the application and finds it would not have an undue adverse impact on the flood zone. The issue would be reviewed next week at the VDRB meeting.

The Board reviewed a site plan, a rendering of the photographs of the proposed stone work and renderings of the retaining wall viewed from three sides: east, west and south.

A 5' tall 2' thick retaining wall is proposed to be placed 9' off the back of the recently constructed house. The wall would be two sections, east and west of the stairs.

The intent of the wall is to allow back filling for the basement foundation and to help support the screened porch.

A photo of a similar dry-laid stone wall was shown to the Board.



The Board agreed the proposed dry laid stone retaining wall would be compatible with the Design Review regulations and recommended approval as presented.

III. OTHER BUSINESS

A. Section 405 Rewrite

The Board discussed another draft of Chair Bendis' rewrite of Section 405 Design Review Regulations. A more robust opening statement was added, borrowing language from the recently completed draft of the National Historic District Nomination for the Village of Woodstock. Ms. Sevchenko noted a duplicated sentence that needs to be revised. Mr. Olson noted some 'extra' wording in the opening statement that he feels should be removed and asked that all landscaping elements be placed together in the criteria for approval section. Chair Bendis will rework the document and send it around to members via email.

VI. NEXT MEETING

The next meeting is scheduled for November 7, 2018.

V. ADJOURNMENT

The Board adjourned at 5:30 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner